

**EAST WHITELAND TOWNSHIP
PLANNING COMMISSION MEETING
November 28, 2012**

Members Present: Deb Abel, Chairman, John Laumer, Maureen Martinez and Jeff Broadbelt

Absent: Todd Asousa, Greg Davis and Sue Drummond

Also Present: Terry Woodman, Township Manager and Maureen Perri, Secretary

CALL TO ORDER: The regular meeting was called to order at 7:30 pm.

APPROVAL OF MINUTES

A motion was made by John Laumer to approve the minutes of October 24, 2012 as written. The motion was seconded by Jeff Broadbelt and approved unanimously.

TRAMMELL CROW – ATWATER – Zoning Ordinance Amendment – Zero lot line

Lou Colagreco, Esq., Jeff Goggins (T/C), Barry Henry(T/C) and Pat Cassidy(Shire Pharmaceutical)

Mr. Colagreco stated that the applicant is seeking to amend the O/BP Zoning District to allow a campus style office development. The existing Zoning District language was adopted in 2007 and when implemented creates a standalone building surrounded by parking, which is surrounded by a green buffer. The applicant, Trammel Crow, is requesting the amendment that will permit them, as long as they adhere to tract requirements, (i.e. building coverage, setbacks, building separations) to build buildings without addressing typical building and parking setback requirements. This will allow individual buildings to be built close together and connected by walkways or bridges that span the property lines, and with cross easements for parking and other utilities. The buildings will still be able to be sold separately from the whole without changing the zoning requirements. As an example, this has occurred in the Uptown Worthington site with the Target and Wegman's stores.

Mr. Goggins said they are making this application now because Shire Pharmaceutical is interested in building their headquarters on the 100± acres on the south side of the Atwater Quarry property. When approved, the buildings to be occupied by Shire will replace the residential area previously presented and approved. Mr. Goggins discussed the plan and said Shire will be looking to build 4 buildings immediately and build a 5th soon after. Total build out will be 8 buildings. The loop road, referred to as Atwater Drive South, will be located around the outside of the campus. These buildings will be three stories high and the total project will consist of approximately 1.2 million square feet of office space. Trammell Crow will be subdividing the 8 lots as they proceed through the phases. Discussion ensued.

Pat Cassidy, Director of Real Estate for Shire Pharmaceutical, stated that the company wanted to consolidate its employees to one location. Currently, they are spread over several buildings in the Chesterbrook area. This requires employees to take shuttles to other buildings. They are proposing to have outside court dining, trails, fitness center and dining room and other amenities. Currently, they employ 1500 employees and the Atwater location will provide for future expansion. Mr. Cassidy stated that amending the ordinance will allow them flexibility. In response to a question from a Commission member, he said one of the attractions of the site is the turnpike interchange.

ACTION:

Deb Abel made a motion to recommend to the Board of Supervisors the approval of the Zoning Ordinance Amendment filed by TC Atwater Land LP to allow for “zero lot line development” in the O/BP -Office Business Park Zoning District. The motion was seconded by John Laumer and the motion was approved unanimously.

UPTOWN WORTHINGTON – Zoning Ordinance Amendment for Signage in ROC/R district

Represented by Louis Colagrecó, Esquire, Guy Wolfington, and Mike Engel

Mr. Colagrecó presented the request by Uptown Worthington to amend signage regulations in the ROC/R Zoning District of the Township’s Zoning Ordinance because of the request by a prospective tenant, LA Fitness. The current Zoning regulations allows each building to have specific signage, however, if built to current regulations, the signage would not provide the visibility they require due to their location. Mr. Colagrecó stated that the architects developed a spire style sign to correct this problem. LA Fitness will occupy about 45,000 square feet a two story building. Currently, the ordinance provides for six different types of signs and the landlord will regulate the apportionment of signage among the building’s tenants. The building is entitled to one square foot of wall signage for every square of linear frontage plus one square foot of other signage (i.e. canopy, edge, awning and banner). This amendment will increase the available types of signs to eight with the two new types being roof mounted signs and spire signs. Roof signs and spire signs will be permitted for those buildings containing only retail or commercial uses which are no more than two stories in height and which are set back a distance of 1,500 feet from the center line of S.R. 29 to the proposed location of the building(s) and also set back a distance of 700 feet the center line of Matthews Road. The proposed amendment also establishes additional regulations for the height and size of these two additional types of signs.

ACTION:

John Laumer made a motion to recommend to the Board of Supervisors the approval of the request by O’Neill Properties to amend the regulations for signage that governs the Uptown Worthington

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development. The motion was seconded by Maureen Martinez and the motion was passed unanimously.

Hearing no other business, the meeting was adjourned at 8:25 pm.

Respectfully submitted:

Deb Abel, Chairman

Maureen G. Perri, Secretary